

# HULL FAMILY HOME & FARMSTEAD



## Strategic Plan

2011-2021



## HULL FAMILY HOME & FARMSTEAD

Circa 1810

Dear Friends:

The Warren and Polly Hull homestead is one of the most significant historic sites in all of Western New York. The region possesses no other comparable dwelling from an earlier time, nor any with such a wealth of historic connections. It clearly deserves our full attention and warrants the expenditure of the dollars needed to restore and preserve the site and to interpret its story.

Rescued from potential oblivion in 1992 by the Landmark Society of the Niagara Frontier, strong efforts since then have led to the establishment of the Hull House Foundation, and a major restoration campaign. What started with just the home itself, perched upon a small half-acre lot, has burgeoned into a growing campus of house, barn, cemetery, 24 acres of additional farm site along with a Victorian home—serving as our headquarters—adjacent to the house. The Foundation also has established a regular newsletter, a website presence, a membership following, and a schedule of year-round programming.

We are now on the verge of bringing to fruition an outstanding historic educational interpretive opportunity for our citizenry. The Hull Family Home & Farmstead will be a unique, exciting and meaningful experience focused on the earliest period of white settlement in Western New York. This is the culmination of years of work and thousands of hours of labor performed by dozens of dedicated volunteers with unflagging dedication to this one purpose.

The Foundation is proud of its accomplishments and greatly appreciates the help it has received from the Margaret L. Wendt Foundation, John R. Oishei Foundation, Community Foundation for Greater Buffalo, Conable Family Foundation, the M & T Foundation, the Town of Lancaster, our State legislative delegation, Barbara and Jerry Kelly, and the myriad of individual donors. We are also grateful for the support from the Fund for the Arts, which made possible the development of this plan.

We are now poised to advance our project to its final phase – to recreate a representative farmstead from the early 19<sup>th</sup> century with all of the appurtenant buildings and features. With the continued help of the many far-sighted individuals, organizations and local leaders who have been involved, we will be successful at bringing the Hulls' family home to its rightful place as one of our community's most significant historic assets.

The ages of our past have brought this site safely to the present. It now falls to us, through our continuing exertions, to propel it into the ages of our future.

Sincerely,

Gary N. Costello  
President  
Board of Directors  
Hull House Foundation

5976 Genesee Street, Lancaster, New York 14086 (716) 681-6451

# About the Hull Family Home & Farmstead

The c.1810 Hull House -- the oldest stone dwelling in Erie County, NY-- is a rare piece of early American architecture in Western New York. Located on Genesee Street in the Town of Lancaster, the Hull House is currently being restored by the Hull House Foundation as an educational and interpretive center for early 19th century life in the Western New York frontier. It is a rare surviving example of Federal style architecture in the Niagara Region and is purported to be the oldest substantial stone dwelling in Erie County. Nothing as substantial as this house has survived from any white settler who came to our area before Warren Hull. It is an extraordinary landmark.

The vision for the future at the Hull Family Home & Farmstead is ambitious but critically important to preserving the house and the stories of the family and the culture and events of the 19th century in Western New York. In order to help children and families, students and researchers, history buffs and tourists to understand the present, we want to help them appreciate the past. Our rich fabric of cultural heritage is something to cherish, protect, and build upon. We seek to preserve and to enhance our broad range of resources through sensitive stewardship, protection and enrichment for the future.

The Hull House restoration project is about sustaining, overseeing and ensuring the continuation of the Western New York story and the rich heritage that can be interpreted through this historic treasure. This site deserves to be preserved, interpreted, and celebrated for its own sake, as well as for all of the residents of our community.



The Hull House Foundation firmly believes in maintaining the authenticity and integrity of our historical sites. The heart of heritage development is to tell real stories—stories that explain the places and also tell why these places are important. We, therefore, derive an appreciation and understanding of the significance and value of our community and its past. This, in turn, helps us create a sense of shared experience and meaning.

In telling the story about how we arrived at this point in the 21st century, how we grew and developed since the first white settlers to this area, and how we became the community we are today, we are relighting the past so our story can be shared with future generations.

The house, on 1.1 acres, was acquired by the Landmark Society of the Niagara Frontier (LSNF) from the Peterson Family in 1992 in order to preserve the historic structure. Significant progress began in 2001 when the Hull House Restoration Committee was formed and spearheaded the beginning of major fundraising for restoration of the existing building. The chronology below summarizes the strides we have made thus far with the restoration. This plan sets forth the full vision of our plans to recreate an historically accurate, early 19th century family home and farmstead.

# Chronology of Accomplishments

## c.1810-1868

- Warren and Polly Hull establish farmstead and descendants remain until 1868
- 1991 ● Six different owners occupy home until Landmark Society acquires property.
- 1992 ● Hull House is acquired by the Landmark Society of the Niagara Frontier
- 1993 ● Hull House is listed on the National Register of Historic Places
- 1998 ● Historic Structure Report prepared by architectural historian John Conlin
- 2001 ● Hull House Restoration Committee formed
- 2002 ● Hull House awarded grant from the Margaret L. Wendt Foundation for exterior Stabilization
- 2003 ● Exterior stabilization work completed  
● Acquired 7.8 acres of adjoining land -- including the Hull Family cemetery
- 2004 ● 1.4 acres and contributing barn acquired
- 2005 ● Second grant awarded from the Margaret L. Wendt Foundation to advance the Restoration  
● Interior surface finish analysis completed  
● Phase I archaeological survey begun by State University of New York, Department of Anthropology
- 2006 ● Contract negotiated with the Lafarge Corporation to purchase five acres of land south of Genesee Street  
● Cemetery conservators conduct preliminary study of Hull family cemetery  
● Petition for charter submitted to New York State Department of Education  
● Major restoration to parapet end walls, 4 chimneys, wood shingled roof, and oval attic windows is begun  
● Preliminary study conducted by landscape architect in preparation for development of site plan  
● Petition for Charter to New York State Department of Education approved for formation of Hull House Foundation (HHF)  
● Restoration of fireplaces and hearths begun  
● Roof, end-wall, and chimney restoration completed

- 2007**
  - 501 (c) (3) Tax Exempt Status granted by IRS
  - Unidentified stone foundation north of house unearthed by archaeologists
  - Two acres and Victorian home adjacent to Hull House purchased
  - Common room floor replaced with wide plank boards & radiant heat system installed
  - Purchase agreement signed to acquire five acres of LaFarge land
- 2008**
  - Twenty incorrect windows replaced with correct sashes
  - Five acres of Lafarge land purchased
  - Engaged services of Historical Research Consultant to study Hull Family
- 2009**
  - Missing fireplace in Common Room rebuilt
  - Cellar flooring removed; area excavated by archaeology
  - Final resolution by Landmark Society of the Niagara Frontier to transfer real assets to HHF initiated
  - Interior walls on first and second floors reconstructed and lathed; rear doorway reconstructed; wainscoting restored in Common room
  - Interior restoration of walls and floors begun
  - Radiant heat installed on second floor – flooring reinstalled
- 2010**
  - Paint removal work begun in all rooms
  - HHF selected for Capacity Building Initiative by Fund for the Arts to work with consultants Neil Melbrod and Eve Berry
  - First “Polly’s Tea Party” held
  - Expanded Board of Trustees from 5 to 10 members
  - Launched first special giving society as part of 200<sup>th</sup> anniversary Annual Appeal – exceeded its goal of \$10,000
  - Established Resource Development Committee
  - Accomplished purchase of 7 acres of land adjoining farmstead’s western boundary
  - Transfer of four properties from Preservation Buffalo Niagara to Hull House Foundation completed
- 2011**
  - Finalized 10-year Strategic Plan



*Onsite SUNY archeological research*



*Exterior restoration underway*

# Trends Affecting Our Work

## **Western New York emerging as a heritage/cultural tourism region:**

Multiple efforts are underway to position Western New York as a major cultural and heritage tourism destination. Recent national coverage is building a stronger presence for the region, and Hull Family Home & Farmstead will continue to play an active role in the planning and implementation process. The historic preservation movement in the region is also an active force in bringing attention to the area and to continuing local effort to preserve historic structures and landscapes.

## **Trend toward 1<sup>st</sup> person interactive interpretation:**

Within the world of heritage tourism and historic sites, the most current practice is to provide visitors with a realistic, active, “live” experience vs. a static presentation of materials. “Living history” is appealing to all ages and is especially effective for educational programs.

## **National Trust for Historic Preservation conference in Buffalo in 2011:**

Buffalo will be the site for the October 2011 conference of the National Trust for Historic Preservation, which will bring 2,500 visitors to Western New York. This notable event provides an ideal opportunity to expose visitors from beyond the region to significant cultural and historical assets, including the Hull Family Home & Farmstead. The organization is an active participant in planning activities.

## **Regional plans to celebrate bi-centennial of War of 1812:**

On the heels of the conference is the bi-centennial celebration of the War of 1812, a bi-national, regional commemoration of the two-year military conflict between the U.S. and Great Britain. Both events provide a platform for major public exposure to the Hull Family Home & Farmstead. The organization is an active participant in planning activities.

## **Increasing interest in growing and supporting “local”—food, agriculture, economy, community:**

Given the heightened awareness of the environment and the emergence of a “green” economy, greater numbers of people are taking action to grow and distribute local food and invest in the local economy. The Hull Family Home & Farmstead can serve as a living demonstration of how a family maintained a sustainable farm and gardens.

## **Competitive funding environment:**

The economic climate has made the funding environment even more competitive and Western New York is home to over 3,400 nonprofit organizations. To be effective in fundraising, organizations need to make a compelling case for support.

## **Going green:**

Climate change and “green” is in the news everywhere and it seems like everyone's “going green.” There is a growing desire to align the agendas of the “green movement” and historic preservation, and collaborative efforts are underway among the National Trust for Historic Preservation, the U.S. Green Building Council, and The American Institute of Architects to tap the synergies between green building and historic preservation.

# Vision, Mission, Guiding Principles & Goals

## Vision

The vision of the Hull House Foundation is of a fully restored Hull Family Home & Farmstead which operates as an historic educational resource, interpreting early 19<sup>th</sup> century life in Western New York.

## Mission

The mission of the Hull Family Home & Farmstead is to reflect the Hull family's occupation from 1810-1825 and to interpret for visitors daily pioneer life during that earliest period of Western New York white settlement.

## Guiding Principles

- Maintain historical accuracy in achieving the restoration
- Seek to bring history alive
- Enhance the visitor experience

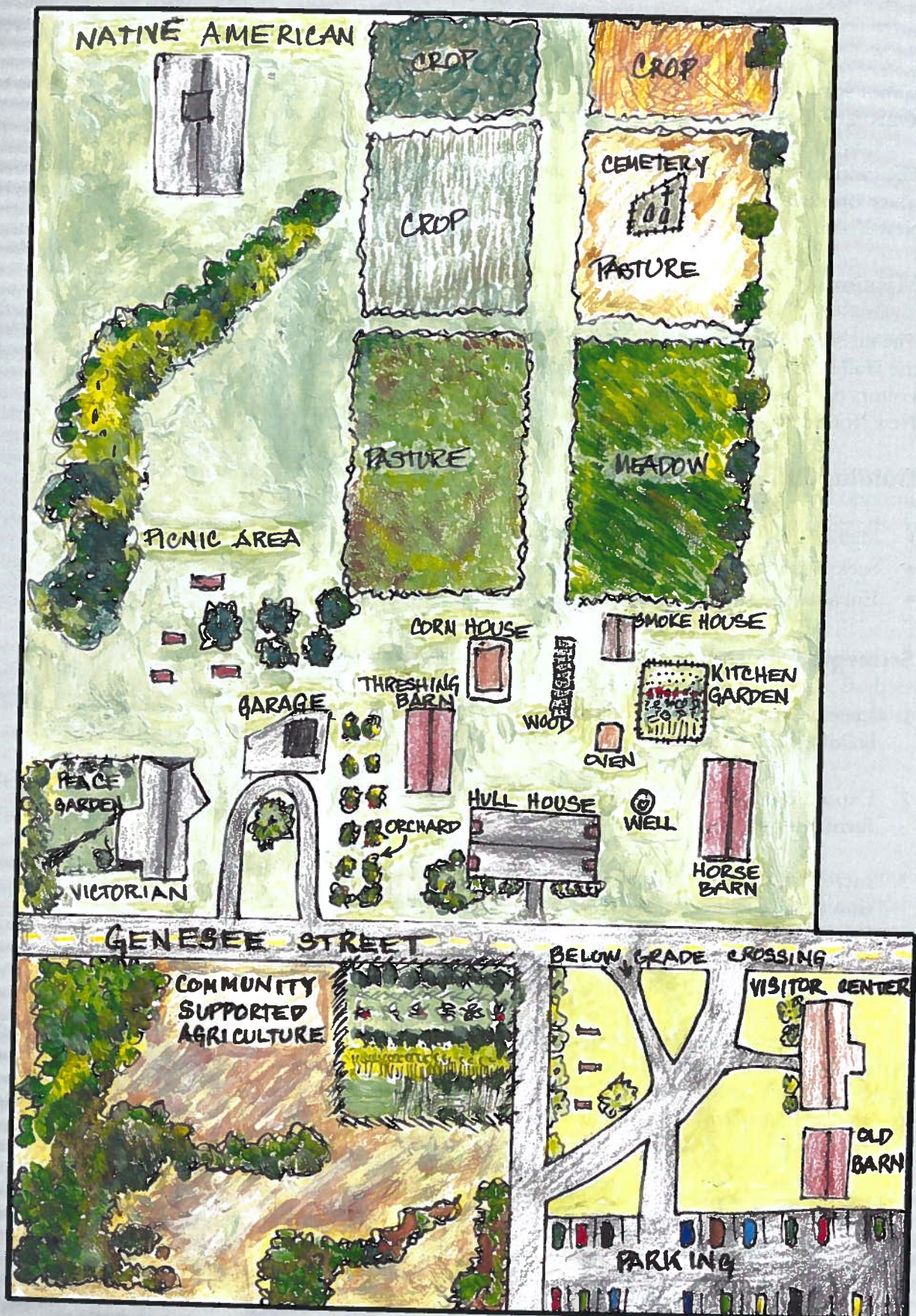
## Strategic Goals

1. Complete the **historic restoration and preservation** of the buildings and farmstead.
2. Expand the Hull Family Home and Farmstead **property, furnishings and artifacts**.
3. Increase the visibility of the Hull Family Home & Farmstead as a **heritage tourism destination** of local and regional prominence.
4. Expand **educational opportunities** that engage the public in learning about the multiple stories inspired by the Hull Family Home & Farmstead.
5. Increase **knowledge about the significance of the Hull Family** and their home as examples of early pioneer life in Western New York.
6. Implement capacity-building initiatives to ensure long-term **organizational and financial sustainability**.



*Warren Hull portrayed by  
Brian LaTulip at the  
entrance of Hull House*

# Vision for the Hull Family Home & Farmstead Site



Note: Map not to scale

## Home & Farmstead

<b>Hull Family Home</b>	Fully restored historic house; furnished with appropriate period furnishings.
<b>Horse Barn</b>	Structure to be built to house carriage, wagon and horses (to be built).
<b>Threshing Barn</b>	Period barn for purpose of threshing and storing wheat (to be built).
<b>Corn House</b>	Structure to be built for storage of harvested corn (to be built).
<b>Oven:</b>	Outdoor bake oven for meal preparation in summer months (to be built).
<b>Smoke House</b>	Stone structure dedicated to smoke curing meat (to be built).
<b>Cemetery</b>	Hull family cemetery housing approximately 15 graves including at least 4 Hulls.
<b>Kitchen Garden</b>	Typical garden for growing staples for family consumption.
<b>Orchard</b>	Establish fruit orchard, typical of the period, for apple trees and other fruit.
<b>Well</b>	Source of fresh water for cooking, drinking and household use.

## Visitor Center Area

<b>Visitor Center</b>	Facility to accommodate visitor services, admissions, Shop, and rest-rooms; flexible use programming/educational space; orientation exhibits; and back office and volunteer support space (to be built).
<b>Civil War era Barn</b>	Existing barn relocated to south side of Genesee Street as site for events.
<b>Parking</b>	Establish parking for 100 vehicles plus buses as well as 'turn-around' (to be built).
<b>Below Grade Crossing</b>	Passageway to be constructed below Genesee St. to afford safe passage of guests from Visitor Center to Historic site. (to be built).

## West of Farmstead

<b>Victorian House</b>	House adjacent to historic site that houses Foundation operations.
<b>Peace Garden</b>	Establish special garden to commemorate 200 years of peace with our Northern neighbors. Project initiated by Bi-National Tourism Alliance, in conjunction with several dozen other area sites (to be created).
<b>Picnic Area</b>	Picnic tables for visitors' use.
<b>Native American Center</b>	Site dedicated to the interpretation of American Indian culture – the Seneca Nation specifically – for this period of history (to be built).
<b>Community Supported Agriculture</b>	If land is acquired, potential site for community members to invest in "shares" of garden and receive produce during summer months.

# Strategic Focus Areas and Initiatives 2011-2021

- Site Development
- Site Expansion
- Marketing
- Master Interpretive Plan
- Organizational Development
- Financial Sustainability

## Site Development

### Archeological research (also used for interpretation)

The continuation of our archaeological exploration and research is an important facet of the overall reconstruction of the living history site. It strives to obtain the rarest pieces of information from the earliest occupation. Thus, it allows for the reconstruction of what was actually there, affords a more accurate historical representation of life in Western New York in the early 19<sup>th</sup> century and aids in gaining a broader view of the site. Research already completed has contributed to the accuracy of the restoration and provided a basis for site interpretation.

### House restoration - exterior and interior

Plans call for the complete restoration of the house interior and exterior to return its appearance, configuration, and function as it was in the early 19<sup>th</sup> century, making the home representative of its period of prime significance. Handicapped accessibility will be addressed to the extent feasible in the house itself as well as other parts of the site. Restoration will incorporate the Hull House Foundation's "Green Plan."

### Farmstead development, orchard, garden, pathways and outbuildings

Over the next ten year period we will recreate a farmstead typical of the era, with all of the appurtenant buildings and features – using the best available archaeological evidence coupled with results from historic research as to the nature and character of early farms in the Western New York region. Farmstead development will also incorporate the Hull House Foundation's "Green Plan" as well as a nature trail.

### Visitor Center

A modern Visitor Center will be constructed to accommodate visitors, parking, buses and public recreational activities. The center will handle back-office services, ticket sales, exhibit space, classroom/presentation area, gift shop, lavatories, and snack bar. An event barn for special activities is planned adjacent to the center. Construction will incorporate the Hull House Foundation's "Green Plan."

### Genesee Street crossing - below-grade pedestrian passageway

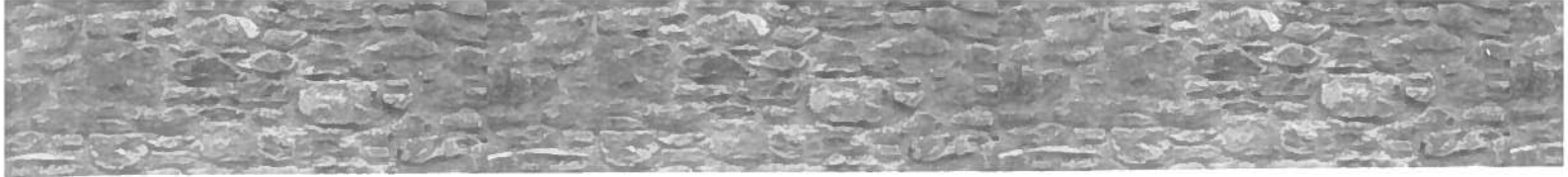
Plans are being set for construction of a below grade pedestrian walkway to provide for safe passage of visitors from the Visitor Center to the historic site.

### Public and event areas

Open areas for events will be included in the site in areas adjacent to the home and farmstead in order to preserve the historic context of the site and to also expand programming opportunities. These include picnic areas and open spaces for flexible use.

### Native American Cultural Interpretive Site

A Native American cultural site will be developed, offering year-round opportunities for interpretation of the culture and life style of the Native Americans of the Seneca Nation. The site will be designed and presented by members of the Native American community in collaboration with the Hull Family Home & Farmstead.



### **Cemetery restoration**

Restoration of the Hull Family cemetery, in collaboration with the University at Buffalo Department of Anthropology, will be included as a component of the Hull Family Home & Farmstead experience. The cemetery presently holds the remains of at least four Hull family members, including two veterans of the American Revolution and at least 10 other graves. Markers will be restored, and vegetation, paths, fences and signage installed.

### **Community Supported Agriculture**

In light of the growing interest in local food, it is possible to develop a series of large gardens on the property south of Genesee Street (see below) should it be acquired. These gardens could operate as a Community Supported Agriculture initiative in which community members “invest” in shares and receive fresh, local food throughout the growing season.

### **Acquisition of adjacent properties**

- **Final “puzzle piece” in center of northern property boundary adjacent to Thruway**  
Parcel includes billboard. Acquisition of this parcel, which would finally “square off” the assembled farmstead site, is of paramount importance in presenting a realistic representation of the Hull farm. Presents short-term opportunity for billboard revenue with ultimate goal of removing billboard.
- **Residential property directly east of Hull House and present historic barn:**  
The property is important in protecting the historic site’s eastern boundary; long-range uses of the property to be determined.
- **Vacant land, southwest corner of Pavement Road and Genesee Street**  
This area provides a valuable view-shed for the Hull site and every effort will be made to maintain this vista in its present state – just as it has been for hundreds of years. Present owners have been friendly about HHF using this vacant parcel for event parking. If acquired, one option proposed is to site Community Support Agriculture gardens here.
- **Potential additional parcels west of site**  
Vacant acreage west of the present site should be acquired as resources allow to further protect the site’s western border from possible encroachment and allow for expanded programming opportunities.

## **Marketing**

### **Marketing plan**

A long-term Marketing Plan with identified goals, strategies, and quantifiable outcomes will be crafted that matches the goals and timeframe of this Strategic Plan. In addition, an annual Marketing Plan will be created in concert with the annual budget, programming plan and fundraising plan that identifies strategies to ensure positive visibility for each year’s events, successes and promotable opportunities. Budgets will include reasonable funds supporting strategic advertising, printing and other methods of ensuring attendance, participation and positive awareness. In-kind support for same should be identified early as part of both long-range and annual plans. A Marketing Committee will also be formed to both guide the planning and implement the plans on an ongoing basis. This committee will be charged with all public relations initiatives, publications, advertising, website content, media relations, and other outreach.

# Strategic Focus Areas and Initiatives 2011-2021

## Collaboration

Collaboration with partners sharing similar goals will be undertaken at every opportunity, both to maximize resources and to gain positive visibility in the larger community and partner constituencies.

### Key ongoing partners are:

- Buffalo Niagara Convention & Visitors Bureau
- Town of Lancaster
- Seneca Nation
- Clarence Hollow Association
- War of 1812 Bicentennial Planning Group
- Lancaster Schools
- Fund for the Arts

### Partners to be more fully developed include:

- Old Fort Niagara
- Holland Land Office Museum
- Genesee Country Museum
- Buffalo Public Schools
- Plimouth Plantation
- Ganondagan State Historic Site

## Master Interpretive Plan / Educational programming

The master interpretive plan is the heart and soul of the Hull Family Home & Farmstead experience – just as the house and grounds are the skeleton and muscle of the site. It is this plan that will define the stories that are important to the site, will explain their relevance, and will describe how they will be presented. All programming emanates from this comprehensive plan.

## Organizational Development

### Governance/Board

In 2010, the Board was expanded to 10 members from five. The board will continue to expand up to 15 members in order to provide a strong base of support and leadership. Board member orientation, training and development will be conducted on a regular basis in order to gradually transition the board from a “working/hands-on” to a “governance” board. This transition is expected to take place over a ten-year period.

### Committee Structure

The Committee structure for the organization will be reviewed on an annual basis in order to align it with current priorities. Committees will continue to involve supporters beyond the board and provide opportunities for development of potential board candidates.

### Development Team

The Hull House Development Team organizes, promotes and develops public events and supervises volunteers for the Hull Family Home & Farmstead. The team members will continue to work with the Board to expand the depth and breadth of these events and to encourage the expansion of our volunteer base.

### Volunteer Management

As the site develops and is open to the public for longer periods of time, the role of volunteers will need to be defined and a plan for recruitment, management and recognition of volunteers will be developed.

### Staffing Plan

The growth and development of the site will necessitate core paid staff. The number and roles of these staff members will be defined during Phase 1 (see below for timeframe).

### Professional Guidance

The restoration will continue to utilize the professional services of qualified preservation architects, historic researchers, anthropologist/archeologists, and construction specialists for guidance and implementation.

### Technological enhancements

Information technology will be integrated into the development of the site. Technology will be required for point of sale transactions, accounting, website, fundraising/donor management and exhibits. A technology plan will also be developed during Phase 1.

### Financial Sustainability

Concurrent with the restoration of the Hull Family Home and Farmstead, the Hull House Foundation will develop and implement a plan for long-term sustainability of the site. The capital costs are estimated at \$3 million over a ten-year period. Sustainability will be achieved by developing a portfolio of income streams including the following:

- Earned Income (merchandise sales, rentals, admissions, tours, event income)
- Grants
- Membership
- Annual appeal
- Direct mail
- Major Gifts
- Fundraising Events
- Capital campaign
- Endowment
- Planned Giving

Phase 1: 2011-2014	Phase 2: 2015-2018	Phase 3: 2019-2021	Total
\$850,000	\$850,000	\$1,300,000	\$3,000,000
<ul style="list-style-type: none"><li>• Archeological research</li><li>• Complete Hull House interior and exterior restoration</li><li>• Reconstruct historic structures, outbuildings and farmstead</li><li>• Interpretive plan-phase 1</li><li>• Marketing plan</li><li>• Capacity building</li></ul>	<ul style="list-style-type: none"><li>• Develop adjacent property</li><li>• Native American interpretive site</li><li>• Cemetery restoration</li><li>• Property acquisition</li><li>• Interpretive plan-phase 2</li><li>• Educational programs</li><li>• Marketing</li><li>• Capacity building</li></ul>	<ul style="list-style-type: none"><li>• Visitor Center</li><li>• Parking</li><li>• Genesee Street crossing</li><li>• Property acquisition</li><li>• Interpretive plan-phase 3</li><li>• Educational programs</li><li>• Marketing</li><li>• Capacity building</li></ul>	

# Action Plans for 2011-2021

Project/Initiative	Phase 1: 2011-2014	Phase 2: 2015-2018	Phase 3: 2019 – 2021
<b>Site Development</b>			
Archeological research (used also for interpretation)	•		
Interior restoration	•		
Exterior restoration	•		
Plan/acquire furnishings	•		
Mechanical Systems	•		
Handicapped access	•		•
Reconstruct contributing historic structures and outbuildings	•		
Develop Native American Interpretive site		•	
Recreate farmstead/grounds	•		
Ground water drainage system	•		
Construct Visitor Center and parking			•
Construct Genesee crossing			•
Cemetery restoration		•	
Development of adjacent property	•	•	•



*Hull Family Home interior*

Project/Initiative	Phase 1: 2011-2014	Phase 2: 2015-2018	Phase 3: 2019 – 2021
<b>Property Acquisition</b>			
Northern billboard parcel		•	•
Pavement/Genesee vacant parcel		•	•
Eastern boundary residential parcel		•	•
Additional vacant acreage, western boundary		•	•
<b>Marketing</b>			
Marketing Plan	•	•	•
Collaboration	•	•	•
<b>Master Interpretive Plan</b>			
Create Master Interpretive plan	•	•	•
Develop educational programs	•	•	•

<b>Capacity-building/Organization Development</b>			
Board development	•	•	•
Staffing/volunteer plans	•	•	•
Technology plan	•	•	•
<b>Financial Sustainability</b>			
Develop/implement sustainability plan	•	•	•

*Sheep from "Sheep to Shawl"  
Wool-making event*



# Life at the Hull Family Home & Farmstead

As the work continues with restoration and site development, a broad array of experiences are offered to visitors through a variety of methods to encourage understanding and appreciation of the multifaceted heritage story presented at the Hull Family Farm & Farmstead. We strive to develop a "hands-on" experience for visitors. The house is presently open for individual and family visitation and group tours including student groups and commercial tour companies. We continue to develop new topics for our lecture series, seminars, field trips and focused field studies. Several times each year, we invite the public to join our archaeologists in a community "dig" where they can unearth a piece of our past for themselves. We currently have seasonal and themed special events which provide new reasons to visit the site on a repeat basis.

The pictures on these pages illustrate some of the many activities at the site that help tell the story of the Hull Family, the home and life during the period. Many thanks to our dedicated volunteers who are active in both restoration activities and events that bring the site to life.



*Tour with docent*



*Interior restoration work*



*Pony cart rides*



*Afternoon tea*



*Revolutionary War re-enactment*



*Civil War Living History*



*Cooking demonstration at children's History Camp*



*Revolutionary War re-enactors*



*Interior restoration work*



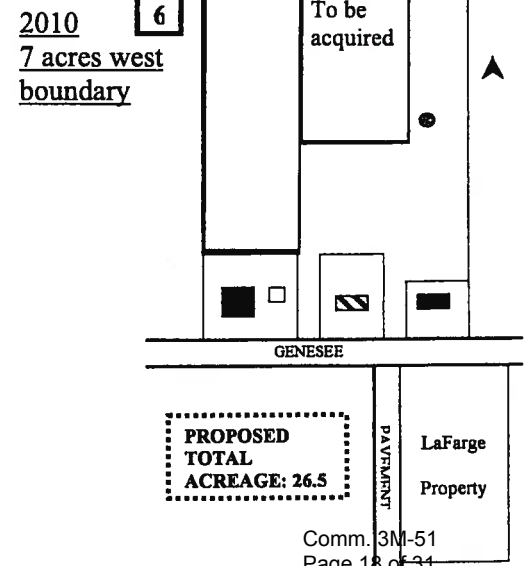
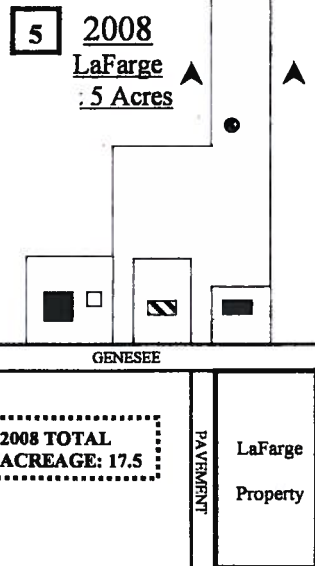
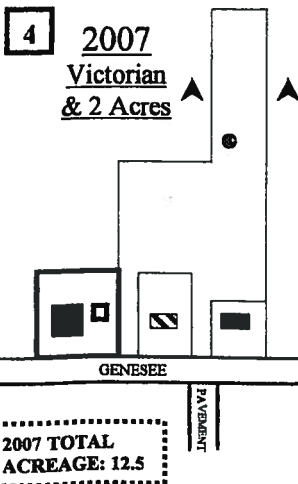
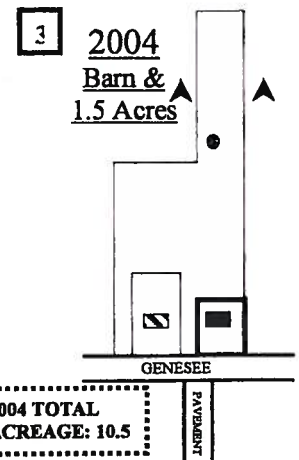
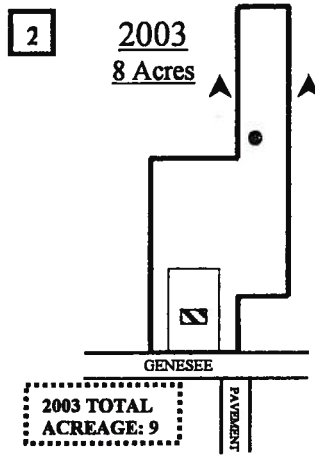
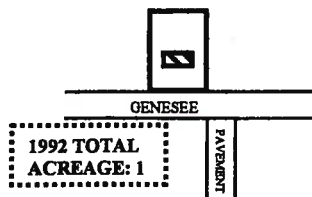
*Christmas at the Hull House*

# Hull House Foundation Land Acquisition since 1992



Hull House Foundation Land Acquisition Since 1992

**1** 1992  
Hull House



# Appreciation

## A special thanks to our funders

The Margaret L. Wendt Foundation  
The John R. Oishei Foundation  
New York State Department of Parks, Recreation and Historic Preservation  
Community Foundation for Greater Buffalo  
Conable Family Foundation  
M & T Foundation  
Town of Lancaster  
Our State legislative delegation  
Barbara and Jerry Kelly  
Fund for the Arts  
And our Hull House Development Team and our many individual donors,  
supporters and volunteers

## Board of Directors

Gary N. Costello, President  
Anne Conable, Vice-President  
Kate Waterman-Kulpa, Vice-President  
Jeff Stravino, Secretary  
Mark Martin, Treasurer  
Pamela Davison  
Dennis Hirshfelt  
Suzanne Jacobs  
Diane O'Connor

And to Warren & Polly Hull, without whom none of this would be possible....



## The Hull Family Home & Farmstead



Canandaigua to Buffalo  
Stage Routes  
1808 - 1842



## HULL HOUSE FOUNDATION

5976 Genesee Street  
Lancaster, NY 14086  
(716) 681-6451  
[www.hullfamilyhome.org](http://www.hullfamilyhome.org)

# Hull Family Home & Farmstead

## Development/Project Priorities -

### Cost Estimates

#### #1 Restoration

##### Completion of Restoration of House Interior

\$71,000

Plaster New Walls (parlor, sitting room, office, hall, cellar girls room, common room, and cellar)	\$15,000
Reconstruct 3 walls in cellar	\$12,000
Restore fireplace - cellar kitchen	\$ 3,500
Repair floor - cellar kitchen	\$ 6,500
Plaster repair - ceilings, walls, (cellar, 1 <sup>st</sup> floor, 2 <sup>nd</sup> floor)	\$10,000
Paint removal and finish application - all rooms	\$ 8,500
Rebuild cellar stairs	\$ 3,500
Carpentry trim work	\$ 3,500
Remove cement floor in scullery	\$ 2,000
Repair eight existing doors	\$ 1,500
Construct mechanical room - cellar (heat, plumbing, electric)	\$ 5,000

##### Completion of Restoration of House Exterior

\$53,500

Stucco removal	\$21,000
Masonry re-pointing	\$15,000
Rebuild exterior rear stairway & landing	\$ 9,500
Construct side (east) entrance stairs and porch	\$11,500
Re-set front stone steps	\$ 8,000
Paint trim	\$ 4,500

##### Develop Interior Furnishings Plan + Hardware

\$ 5,000

##### Acquire Furnishings + Hardware (13 + areas @ approx \$4-5,000)

\$60,000

##### Mechanical Systems

\$29,000

Completion of radiant heating system installation (partial second floor; cellar floor)	\$14,000
Fire prevention system	\$ 8,000
Security system	\$ 4,500
Completion of electrical update	\$ 2,500

Handicapped access	<u>\$10,000</u>
Architects	<u>\$35,000</u>
Other:	
Contingency costs	
Green Plan	

## #2 Site Development

Re-construct contributing historic structures & outbuildings	<u>\$85,000</u>
--	-----------------

threshing barn  
 smoke house  
 privy  
 well  
 animal pen  
 root cellar  
 wood shed  
 forge barn  
 milk house  
 carriage barn  
 corn crib

Re-create farmstead/grounds	<u>\$30-40,000</u>
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crop fields & crops  
 kitchen garden  
 landscape features  
 plantings  
 fences  
 paths  
 animals  
 signage

Install Ground Water Drainage System	<u>\$ 9,500</u>
--------------------------------------	-----------------

#3 Archaeology (see 'UB' addendum 2)	<u>\$130,000</u>
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Archaeological study impacts both Master Interpretive Plan development and site development

#4 Land Acquisition and Debt Reduction

\$145,000\*

barn property	\$ 20,000	
H Q – 5962	\$200,000	(anticipate EPF II grant funds of \$130,000)*
<u>Seven acres</u>	<u>\$ 55,000</u>	(may need – depends on other requests)*
	\$275,000	

Plus final parcel        ?  

#5 Master Interpretive Plan/Educational Development

\$82-97,000

Historical Research consultant	(\$15-20,000)
Landscape Architect	(\$15-20,000)
Master Interpretive Plan development	(\$20-25,000)
Educational materials	(\$ 7,000)
Exhibits and Displays	(\$25,000)

---

**TOTAL (page 1-3)      \$ 745,000 -770,000.**

## ADDITIONAL SITE DEVELOPMENT

Cemetery restoration \$ 35,000

conservation of markers  
reproduction of markers  
fencing & paths  
signage

Development & Construction of Permanent Visitor Center & parking \$900,000

admissions	gift shop
exhibit area	storage area & workshop
meeting room	lunch room
classroom area	lavatory

Below Grade Pedestrian Passageway - \$750,000

Development of Adjacent Property \$ 50,000

nature trail  
sleigh ride/hay ride trail  
bird watch  
peace garden

Development of Native American Cultural Interpretive Site \$ 50,000

---

TOTAL \$1,785,000

**Grand Total \$2,525,000-2,550,000.**

11.9.10

## **HULL HOUSE FUNDING ACHIEVEMENT      2002 - 2010**

Wendt Foundation	\$125,000	Summer '02	Restoration
Wilson Greatbatch Technologies, Inc.	500	October. '03	Restoration
N Y S Assembly - Tokasz/Hoyt	12,000	Fall '03	Acquisition
Hull House American Harvest Dinner '03	3,800	Fall '03	Discretionary
Town of Lancaster	5,000	Winter '03/04	Discretionary
Hull House Challenge Grant	1,400	Winter '03/04	Discretionary
N Y S - EPF Grant	87,423	Spring '04	Acquisition
Erie County Legislator Marshall	6,000	Spring '04	Archaeology
Lawn Sale & Open House	1,400	Spring '04	Discretionary
Erie County Legislator McCarville	3,000	Summer '04	Grant Administ.
N Y S Assembly Majority Delegation	27,000	Fall '04	Restoration
N Y S Assemblyman Tokasz	11,500	Fall '04	Restoration
Hull House American Harvest Dinner '04	6,200	Fall '04	Discretionary
Donations/long term fund	3,700	On-Going	Growth
N Y S Senator Volker	50,000	Fall '04	Restoration
N Y S Assemblyman Tokasz	50,000	Winter '04/'05	Restoration
Town of Lancaster	5,000	Winter '04/05	Discretionary
Lancaster Chamber of Commerce	650	Spring '05	Discretionary
Lawn Sale & Open House	2,700	Spring '05	Discretionary
Como Park School Walk-A-Thon	1,265	Spring '05	Discretionary
Wendt Foundation	225,000	Summer '05	Restoration
Hull House American Harvest Dinner '05	7,900	Fall '05	Discretionary
Christmas at Hull House	1,100	Fall '05	Discretionary
Town of Lancaster	2,500	Winter '05/'06	Discretionary
Conable Family Foundation	5,000	Winter '05/'06	Discretionary
<u>M&amp;T Bank Foundation</u>	<u>3,000</u>	<u>Spring '06</u>	<u>Restoration</u>

Sub-Total      (page 1)      \$648,038

Donation – Anonymous	\$ 1,000	Fall '05	Long Term Fund
Buffalo Renaissance Foundation	1,000	Spring '06	Discretionary
Gerald & Barbara Kelly	10,000	Spring '06	Discretionary
Congressman Tom Reynolds/ Governor Pataki	250,000	Summer '06	Restoration
Hull House Foundation Trustee/ Challenge Grant	4,000	Sept. '06	Land Acquisition
NYS Assemblyman Tokasz	50,000	Summer '06	Restoration
NYS Assembly Majority Delegation	15,250	Fall '06	Restoration
NYS Assemblyman Paul Tokasz	7,750	Fall '06	Restoration
Hull House American Harvest Dinner '06	15,000	Fall '06	Discretionary
NYS – EPF Grant	45,000	Fall '06	Land Acquisition
Conable Family Foundation	5,000	Fall '06	Discretionary
Christmas at Hull House	1,000	Dec. '06	Discretionary
Town of Lancaster	2,500	Winter '06-'07	Discretionary
NYS Assembly Majority Delegation	12,000	Spring '07	Restoration
NYS Senator Volker	30,000	Spring '07	Restoration
M & T Bank Foundation	10,000	Spring '07	Fireplace Rest.
Ice Cream Musicale' & Open House	1,900	Spring '07	Discretionary
Donation – Anonymous	1,000	Summer '07	Acquisition
Pancake Breakfast	1,800	Summer '07	Discretionary
Doors-Open-Niagara	350	October '07	Discretionary
Hull House American Harvest Dinner '07	14,500	October '07	Discretionary
Christmas at Hull House	1,250	December '07	Discretionary
Conable Family Foundation	5,000	December '07	Discretionary
Town of Lancaster	2,500	February '08	Discretionary
M & T Bank Foundation	5,000	February '08	Discretionary

Sub-Total (page 2) \$ 481,100.

Membership Drive	\$ 10,100	Oct. '07 – 8/09	Discretionary
Our Lady of Blessed Sacrament	\$ 375	April '08	Discretionary
Pancake Breakfast	\$ 1,200	May '08	Discretionary
Ice Cream Musicale & Open House	\$ 1,500	June '08	Discretionary
History Camp	\$ 1,000	July '08	Discretionary
Haunted Barn	\$ 700	Oct. '08	Discretionary
Hull House American Harvest Dinner '08	\$ 11,000	Oct. '08	Discretionary
Conable Family Foundation	\$ 5,000	Nov. '08	Operating/ Archaeology
Community Foundation for Greater Buffalo	\$ 40,000	Nov. '08	Acquisition
Christmas at Hull House	\$ 500	Dec '08	Discretionary
NYS Assembly Majority Delegation	\$ 11,000	May '09	Acquisition
John R. Oishei Foundation	\$ 50,000	May '09	Restoration
NYS Assemblyman Gabryszak	\$ 10,000	July '09	Acquisition
NYS Senator Stachowski	\$ 25,000	July '09	Acquisition
NYS – EPF Grant	\$186,575	July '09	Acquisition
Hull House American Harvest Dinner '09	\$ 15,000	Oct. '09	Discretionary
Conable Family Foundation	\$ 2,000	Dec. '09	Discretionary
M&T Bank Foundation	\$ 5,000	Jan. '10	Discretionary
Town of Lancaster	\$ 3,000	Jan. '10	Discretionary

Sub-Total (page 3) \$ 384,950.

---

**Grand Total \$1,514,088.**

2.14.10

Digging Into History by Gary N. Costello

The Hull House Foundation is currently at a crucial phase in its development efforts. Our goal all along has been to properly interpret the historic site and recreate the farmstead so as to correctly represent its early 19<sup>th</sup> Century appearance, thus providing an opportunity for visitors to explore the only household from Western New York's pre-Erie Canal settlement period open to the public. To accomplish this, we need to develop a comprehensive cultural site plan or what is known as a Cultural Landscape Report. One of the most critical elements of such a report is a full and thorough archaeological exploration of the site.

Now, with help from New York State's Environmental Protection Fund via a \$113,000 matching grant received through the Office of Parks, Recreation & Historic Preservation, this work can begin in earnest. Through this project, the Hull House Foundation will implement extensive archaeology throughout the historic site. Work will include excavation, analysis and reporting of findings with an eye towards full restoration of the farmstead to its original pre-Erie Canal appearance and function. This critical research gives us the opportunity to present the most accurate portrayal of life in Western New York before the radical changes brought about by the Erie Canal.

The University of Buffalo's Department of Anthropology was selected through a competitive bid process to undertake this work. Another firm, Environmental Design & Research, was selected to work in conjunction with the University to complete the Cultural Landscape Report. The archaeological work will attempt to glean the rarest pieces of information from the earliest occupation of the site. The work will search for evidence of outbuildings and landscape features; examine the domestic core around the home; examine the larger farmstead in search of landscape features; and study the Native American presence.

This data will feed into the development of the Cultural Landscape Report. That report will include a written site history and relevant regional history; inventory the existing conditions and character defining features; prepare physical treatment recommendations that will provide guidance towards the accurate interpretation of the site; and provide for accommodations for visitors. Work will commence this month and will continue through most of 2012. The results are sure to be striking and worth the wait.

How Do I? Continued from Page 1



New fireplace surround in girls sleep chamber.

What lies ahead includes the application of new plaster to all newly constructed walls on all three floors. Several hundred feet of baseboard await installation. Eventually all will be painted with the period-appropriate colors and hardware installed on all doors and cupboards – seemingly ready for the Hulls to move in! Work remains to reconstruct the cellar scullery (kitchen clean up and wash room) including the installation of radiant heat and a pine plank floor.

Two new walls must be erected and a larder (cold storage room) will be readied in the cellar. The attic floor high above will be insulated to help retain more heat, thus making the house more comfortable for its modern visitors. Lastly, a functional pantry will crown the northeast corner of the first floor. If you haven't been to the house in the past year or so, we urge you to visit this spring to see the upgrades and the pieces starting to come together. Next we start on additional exterior work and the physical development of the farmstead itself ...and the counting goes on!



Steep and narrow staircase from the common room to basement kitchen



Restored basement kitchen fireplace, beehive oven, flooring and south wall.

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Editors:

Cheryl Vogel, Gary N. Costello & Pamela J. Davison  
Questions or comments to:  
Hull House Foundation  
5976 Genesee Street  
Lancaster NY 14086  
716-681-6451  
www.HullFamilyHome.org

Everything Old is New in 2012: Mark Your Calendars and Come to Visit Us This Season!

By Pamela J. Davison



History shows us that we must use past experience as a guide for our future. Programming during the 2011 season at Hull Family Home & Farmstead is a case in point. The Hull House Development Team, the people who plan, create, organize and supervise volunteers at the scheduled events, review those previous events to make improvements for the following year. We analyze all aspects of the events to see what worked and what didn't.

The annual programming and event schedule is sketched out in the fall and winter months for the following summer season. As soon as the major Western New York ethnic and art festival dates are announced, the Board of Directors and the Development Team pull out calendars and get started. Weekends are planned to avoid as many conflicts as possible so that our guests and volunteers are available to participate in both their favorite Western New York events and Hull House programs, and to allow time for our friends to come and see our continuous progress of restoration and improvements.

Even after trying our best, guest attendance was somewhat below our expectations for the 2011 programs. Any combination of factors may have contributed to this. So back we went to the drawing board to plan our programs for 2012. This year we are beginning to include the Bicentennial events of the War of 1812, updating some of our annual events, combining others and developing a few new things to draw an even wider audience to our site.

Please be aware that the calendar may change due to conflicts, so please check our website regularly to check for changes and updated information. You will also notice that we have enclosed a separate listing of events that you can post at home for your convenience. Here is the tentative list of programs and events that we plan to present this year.

April 28 (Saturday) 8AM-10AM – Applebee's Pancake Breakfast

at Applebee's Neighborhood Grill & Bar - 5017 Transit Road, Williamsville

This is a special spring event held each year in cooperation with the Applebee's Corporation to help us raise funds for the educational programming in the upcoming season. Since our entire staff is volunteer, every dollar we earn is used for our educational mission. Bring your family and join us at Applebee's for a stack of pancakes, bacon, juice and coffee. Presale tickets will be available early in April through our website or from Development Team members for \$6.00 per person. You can also call for tickets by leaving a message at 681-6451.

May 12 (Saturday) Seatings at 11AM, 1:30PM, 4PM – Mother's Day Tea

By popular demand, we are bringing back our Mother's Day Tea. Our volunteers, dressed in 1820's attire, serve tea and traditional treats along with the hospitality and grace that would have been typical of the Hull Family and their guests. Adults are \$20 and Children under 10 are \$10. This event is not recommended for very young children. Reservations are required for this afternoon special event by calling 741-7032 or by visiting our website.

May 19 & 20 (Saturday & Sunday) (9AM-4PM) – Lawn Sale & Spring Plant Sale

Hull House Development Team members, Clarence High School students under the direction of Mrs. Mary Anne Pantera, our Hull House gardeners and other volunteers will join forces to present a massive neighborhood lawn sale. Keep this in mind when you are working toward your New Year's resolution to clean out that garage and basement! Pack the stuff away and mark it for Hull House. Give us a call to drop off your donations for the sale. There are likely to be treasures galore and well-priced plants for sprucing up your garden. Call **Cheri at 683-7514** to make arrangements for Lawn Sale items and plant donations.

June 16-17 (Saturday & Sunday) – Doors Open Niagara

Doors Open Niagara returns to both sides of the border this year, focusing on sites and structures representing the early 1800s, presented by Bi-National Tourism Alliance. The Hull Family Home & Farmstead is an eager participant in this free architecture/history regional event. More information will be available shortly.

June 23-24 (Saturday & Sunday) 11AM-5PM – Heritage Arts Fair (Formerly Sheep-to-Shawl & American Music Festival)

This NEW PROGRAM combines two of our most popular events from past years – the all-day (noon to 5PM) live historic musical performances by local artists from our *Ice Cream Musical/American Music Festival*, and the fiber arts showcase and demonstrations from our annual *Sheep-to-Shawl* event. We will be adding more historic arts like broom making and basket making, and more animals for children of all ages to enjoy.

July 15 (Sunday) 1-4PM – Open House

The historic Hull Family Home will be open to the public for guided tours through the afternoon. Donations are gladly accepted!

July 22 (Sunday) 2PM - **International Peace Garden Re-Dedication and Open House**

Our glorious new 1812 Bicentennial Peace Garden, dedicated last August, will be rededicated this summer as one of a growing list of Peace Gardens along the Canadian-US border that celebrates 200 years of peace between the two nations. The garden is located behind the Hull House Foundation Headquarters at 5962 Genesee Street - the property adjacent to our historic site and are free and open to the public for visits during regular business hours.

August 15 (Wednesday) 6:30 PM--**The War of 1812 Candlelight Tour**

Plans are underway for this new event! Similar to our very successful Civil War Candlelight Tours, each story will be told through a theatrical presentation based on factual events. Much research is done to ensure accuracy and to present lesser-known events that contributed to this significant period of Western New York history.

August 19 (Sunday) 1-4PM - **Open House**

The historic Hull Family Home will be open to the public for guided tours through the afternoon. Donations are gladly accepted.

September 8-9 (Saturday & Sunday) 10AM-4PM - **Revolutionary War Weekend**

This very popular event is the *only* Revolutionary War reenactment in Western New York. Watch our website and local papers for more information on the program and scheduled battle times.

September 22-23 (Saturday & Sunday) 10AM-4PM - **Civil War Weekend & Candlelight Tours**

Another of our popular events will return this year bigger and even better. Our Candlelight Tour (Saturday 9/22 only) is a separate admission charge and reservations are required. The tour scenarios are new each year and the theme is in development already. Reservations sell out early so be sure to check for announcements.

October 19 (Friday) 6PM - **Annual American Harvest Dinner**

This major fundraising event of the year is a traditional dinner served up with a live theatrical performance and basket, silent and live auctions. A delightful evening, it will also have a few changes and surprises this year. The location will be announced in the near future.

December 1-2 (Saturday & Sunday) - **A Hull House Christmas Tea**

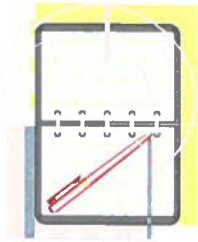
This year, we will present a Christmas Tea. Details are being worked out now to make this an event for everyone in the family to enjoy. Details on website

**We are still working out the schedule for:**

**Summer History Camp** (tentatively set for week of July 23)

We are planning a single week of full days for our campers this year. Topics will be updated and new programming is being developed for the expanded day.

If you are interested in getting further information on any of our 2012 events and programs, please visit our website throughout the coming months. Since many of our popular event dates are still not firm, our calendar is subject to change. We are working feverishly to make updates available on the website to provide easy access to information as dates and schedules become finalized.

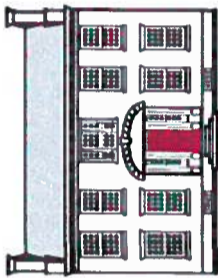


We have much to look forward to in 2012 and much work to do to get there. We invite you, your family and friends, to be our guests at our unique Western New York site - to enjoy weekends focusing on our educational mission, incorporating the stories from the Hull Family and the development of Western New York throughout its early history.

**Come and join us in ... Relighting the Past!**

***Would YOU like to be part of all of this?***

We need plenty of volunteers to help us present each of these events. Our volunteers do everything from grilling hot-dogs to taking tickets, from mowing lawns to acting in theatrical skits. If you would like to become a volunteer or docent at Hull Family Home & Farmstead, please contact us through our website (click on "Get Involved" at the left side of the home page). You will be warmly welcomed into our family!



**WELCOME**

The Hull Family Home & Farmstead will be open for tours during events and some Sundays from 1:00 - 4:00 PM with docents available to give tours and information to the public. Please check the schedule for open dates.

Please consider becoming a part of the Hull House Foundation family. We welcome new members and would like to share the excitement as we discover the secrets of this wonderful old home.

**5976 Genesee Street  
Lancaster NY 14086  
716-681-6451**

**How Do I Restore Thee?**

by Gary N. Costello

...let me count the ways! An immense attention of late has been the main area of amount of work has gone into the restoration of the historic Hull House. This is a big prepared for the installation of insulation, house! The Hulls were making quite a radiant heat, and the application of a statement when they built their home. In beautiful wide pine plank floor - now com- total, it's almost four thousand square feet plete. The stairs that once led from the including the cellar area and the garret first floor common room down to the (that's the attic, to the uninitiated). Those kitchen area, a stairway that had long been removed and replaced with a modern who have been following this gargantuan effort will recall work commencing in 2003 one, has now been meticulously recreated on exterior stabilization of the building, to mirror the original, steep and narrow which stopped some of the most serious though it was - watch your head! Another deterioration and shut out the elements in significant improvement can be seen in many areas. 2006 saw the complete res- the kitchen's large wooden fireplace sur- toration of the wood shingled roof, parapet round. Wood damaged in recent times by end walls and all four brick chimneys, cre- careless fire builders has all been craftily ating a striking new-old look. Then floors restored. More than a dozen repairs have were leveled, radiant heat installed, and been made to reverse 200 years of wear missing fireplaces rebuilt. And the work and tear on this one piece to make the continued on - missing walls were rebuilt, surround ready for re-installation. and 20 incorrect windows were replaced with historically correct ones in 2008. Thousands of square feet of paint were removed from walls and woodwork in 2010. Hundreds of smaller repairs have been made in every room to advance the work toward completion. Many of these changes and repairs will never be seen by the average guest, but all were necessary to do the job right.

(continued on Page 2)



Restored fireplace in Common Room

**WHO WAS MINERVA HULL?**

by Barbara Kager

Minerva Hull was the tenth child of Warren & Polly Hull. She was born in 1804 and died Nov. 24, 1830. She is buried in the Hull family cemetery. Her grave marker, buried under two inches of dirt was unearthed on June 18<sup>th</sup> 2006. Surprisingly, the stone was fully intact. Her gravestone reads, "Minerva, daughter of Warren and Polly Hull, died Nov. 1830, aged 26 yrs." As far as we know, she never married.

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How Do I Restore Thee?	Pg 1
Who was Minerva Hull?	Pg 1
Digging into History	Pg 2
Everything Old is New 2012	Pg 3
Calendar of Events	Extra Pull

Revolutionary War Reenactment 2011:  
Reading the terms at the battle.



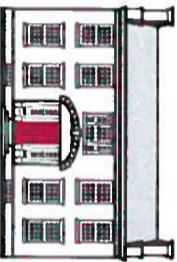
## Native American Cultural Days: Spirit~Pride ~Tradition SMOKE DANCE

Darren Jaeckle, a member of the Buffalo Creek Dancers, is pictured here during the first Native American inspired event at Hull Family Home & Farmstead. He demonstrated the traditional smoke dance along with several other traditional dances during the two day celebration of Native American culture in Western New



## The 1812 Bicentennial Peace Garden Dedication

On Sunday, August 21, 2011, the Hull Family Home & Farmstead formally opened our Peace Garden to the public. This international celebration of peace between the US and Canada included the unveiling of the installation of carved statues of General Albert Meyer and Buffalo Mayor Ebenezer Walden. Both were donated to the Hull House Foundation for the Peace Garden by Carvings for a Cause. The garden is located behind the Hull House Foundation Headquarters at 5962 Genesee Street, Lancaster, and will be open to the public during our regularly scheduled events.



## VOLUNTEERS & DOCENTS NEEDED

*You, too, can become a  
Hull House Docent.*

After training, new docents shadow veterans on house tours until they feel comfortable going on their own.

Docents are encouraged (but not required) to wear period correct dress and must abide by strict protocols to ensure accurate and appropriate representation of historical facts.

Please contact Donna Schmidle, our Docent Coordinator, by email at: [donnaschmidle@yahoo.com](mailto:donnaschmidle@yahoo.com)



*The Journal*

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Questions or comments to:

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## PEACE GARDEN DEDICATION



Honored participants at the August 21st dedication of the new 1812 Bicentennial Peace Garden included (from left) HHF Docent coordinator Donna Schmidle, General Albert MYer expert Bob Gilbert, Binational Economic and Tourism Alliance Executive Director Arlene White, "Carvings for a Cause" founder Therese Forton-Barnes, HHF President Gary Costello, Garden Committee Chairman Cheri Vogel, Lancaster Supervisor Robert Giza, District Director for Congresswoman Kathy Hochul, Joan Kesner, Canadian Consul General Marta Moszczenska, Niagara 1812 Legacy Council CEO Brian Merrett, Our "Warren Hull," Brian LaTulip, and Volunteer Coordinator Bernadette Tomaseilli.

*Photo courtesy of Gary Houell.*

## American Harvest Dinner

Wendy Nicholas, the Director of the Northeast Region Office of the National Trust for Historic Preservation, will be this year's American Harvest Dinner keynote speaker on **Friday, October 7**. With Buffalo hosting the National Trust Conference in mid-October, Wendy will share her insights on the state of historic preservation, the importance of projects like the Hull Family Home & Farmstead and national trends.

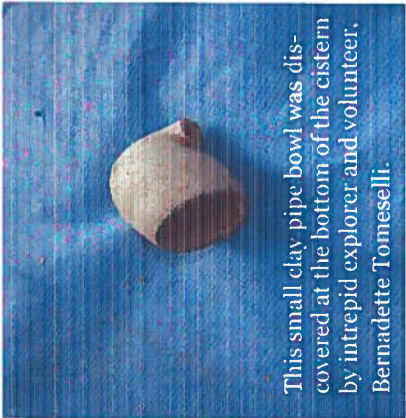
Get your tickets now for this great evening of friendship, auction items, delectable dinner, and surprises – event details, business sponsorship and tickets at **716-913-7922** or [www.hullfamilyhome.org](http://www.hullfamilyhome.org). The Dinner this year will be at the Fox Valley Country Club, 6161 Genesee Street, Lancaster. Please join us!



## Sheep to Shawl 2011

Dyer Liz Wells speaks of yarn and techniques of dying fiber at our Fourth Annual Sheep to Shawl event which was held on Sunday, July24, 2011. Our guests also enjoyed a demonstration of fleece harvesting by Sherry & Dan Swartz. Spinners, members of Common Threads Guild, used wool to spin yarn that was then woven on our Hull House loom. The beautiful shawl that resulted for their day-long work will be live auctioned at our American Harvest Dinner as one of our major fundraiser items.





This small clay pipe bowl was discovered at the bottom of the cistern by intrepid explorer and volunteer, Bernadette Tomeselli.

Cont'd Pg. 1 ...We're in the basement

Once the plank walls were back in place, work began on creating a grid work of floor joists that will support the hot water radiant heating network to be installed under the floor, and that will also support the wide pine plank floor that our visitors will eventually walk upon.

Once the main kitchen area is complete - floor; heating; plaster repair; and paint - work will continue in the

other 3 rooms of the cellar. The scullery, the larder (or storage room) and the mechanical room that will house our electrical, heating and water requirements. This room will also serve as a coffee room 'retreat' for our docents and staff.

Exciting times as we dig our way through to the past - and the vision becomes more vivid and the possibilities more real. The cooks are out gather provisions already!

## Yard Sale? Garage Cleaning? Can You Help Us by Donating Any of the Following Items?

- 30-pint De-Humidifier
- 2 metal picnic coolers
- Large sturdy wheelbarrow
- 30' aluminum extension ladder
- Working riding lawnmower
- Garden wagon and/or Flat bed cart
- Gas grill
- 20'x20' Tent in good condition with poles
- Small tractor and trailer

Please contact Gary at 837-0893. Thank you!

## CHRISTMAS IS COMING TO THE HULL FAMILY HOME & FARMSTEAD

Sat, Dec 3<sup>rd</sup> & Sun, Dec. 4<sup>th</sup> - Noon-4 pm

Experience Christmas in the early 1800's. Enjoy period decorations, food, & music



What says Christmas better than the smell of fresh baked gingerbread . Large or small makes no difference . Just decorate a gingerbread house and bring it to the Hull House Foundation Headquarters at 5976 Genesee St., Lancaster. Houses will be placed on display and judged during our Christmas Event. Entries must be delivered on Dec. 1 2011 and will be on display on Dec 3 & 4.

Open to all ages

Contact Cheri Vogel for details .... 683-7574

NAME: \_\_\_\_\_ AGE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ TELEPHONE # \_\_\_\_\_

Please fill out the information and mail to Cheri Vogel 66 Schwartz Rd Elma NY 14059

# The Patriot

THE NEWSLETTER OF THE HULL FAMILY HOME & FARMSTEAD

... Relighting the Past

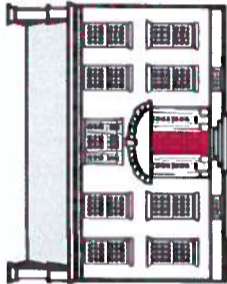
## We're in the Basement

by Gary N. Costello

Being in the basement typically is not a good thing - at least if you are a baseball team. But in our case, we are thrilled to be there. Restoration work on the Hull house has progressed down to the cellar of the dwelling. Although hampered by a serious lack of funding to accomplish this work, we have made significant progress through close oversight from our preservation architects - Crawford & Stearns - and the use of a 'few good volunteers'.

The first step was taken some many months ago with the removal of all the old, deteriorated wood flooring from the main kitchen area. Most was not original to the house. A few of the earliest wide boards will be re-used. Also removed was the later cement slab that formed the floor in what will be the scullery (the kitchen/cooking clean up area).

The next step was to dig and pour several cement footers that will support the new wood plank walls built to conform to the wall configuration (the kitchen/cooking clean up area).



### WELCOME

The Hull Family Home & Farmstead will be open for tours almost every Sunday from 1:00 - 4:00, June through September, with docents available to give tours and information to the public.

Please consider becoming a part of the Hull House Foundation family. We welcome new members and would like to share the excitement as we discover the secrets of this wonderful old home.

5976 Genesee Street  
Lancaster NY 14086  
716-681-6451

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ration that was there in the original cellar kitchen. pottery and other earthen ware.

Prior to any digging, archaeological study of the area was conducted by the University of Buffalo Department of Anthropology. And as work has progressed, any soil removed while digging footers has been meticulously screened for artifacts. What has turned up consists of dozens of glass fragments; much animal bone; perhaps a dozen pieces of what appears to be pieces of shoe leather; and

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### WHO IN THE WORLD WAS MIRANDA HULL

by Barbara Kager

Miranda Hull was born in 1802, place and date unknown. She was the ninth child of Warren and Polly Hull. On January 7, 1836, she married William H. Conley, the widower of her sister Vilera. Their wedding date appears to be the same day her sister Aurilla married Robert Wheelock. Miranda and William had one son, William Conley, and raised her sister's two children. They lived in a frame house on Genesee Street southwest of her parent's homestead. Their house was known locally as the Erisman house, named for Abraham Erisman who, around 1865, erected the largest extended fore-bay barn in Erie County. The house and barn were illustrated in the 1880 Erie County Atlas.

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